

**SEMINOLE COUNTY GOVERNMENT
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION
AGENDA MEMORANDUM**

SUBJECT: Florence Arbor PUD, Large Scale Land Use Amendment from Office to PD (Planned Development) and Rezone from A-1 (Agriculture) to PUD (Planned Unit Development) (Justin Pelloni, applicant)

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Matthew West **CONTACT:** Tina Deater **EXT** 7440

Agenda Date 06/02/04 **Regular** ☐ **Work Session** ☐ **Briefing** ☐
Special Hearing – 6:00 ☐ **Public Hearing – 7:00** ☒

MOTION/RECOMMENDATION:

1. Recommend APPROVAL and TRANSMITTAL of the request for a Large Scale Land Use Amendment from Office to PD (Planned Development) and Rezone from A-1 to PUD on approximately 27.2 acres, located on the northeast corner of Orange Blvd. and C.R. 46A, and approve the attached Preliminary Master Plan subject to the attached development order, (Justin Pelloni, applicant); or
2. Recommend DENIAL of the request for Large Scale Land Use Amendment from Office to PD (Planned Development) and Rezone from A-1 to PUD on approximately 27.2 acres, located on the northeast corner of Orange Blvd. and C.R. 46A, and deny the attached Preliminary Master Plan subject to the attached development order, (Justin Pelloni, applicant); or
3. CONTINUE the public hearing until a time and date certain.

District 5 – Commissioner McLain

Tina Deater, Senior Planner

BACKGROUND:

The applicant, Justin Pelloni, proposes a mixed use development on an approximately 27.2-acre site located on the northeast corner of Orange Blvd. and C.R. 46A. The proposal consists of 19,500 square feet of office/retail uses at a maximum floor area ratio (FAR) of .3 and a maximum of 320 condominiums/townhomes at a net density of 20.25 units per net buildable acre. The request is a rezone from A-1 to PUD and a Large Scale Land Use Amendment from Office to Planned Development (PD).

Reviewed by: KCC
Co Atty: _____
DFS: _____
OTHER: _____
DCM: _____
CM: _____

File No. Z2004-014,
04F.FLU03

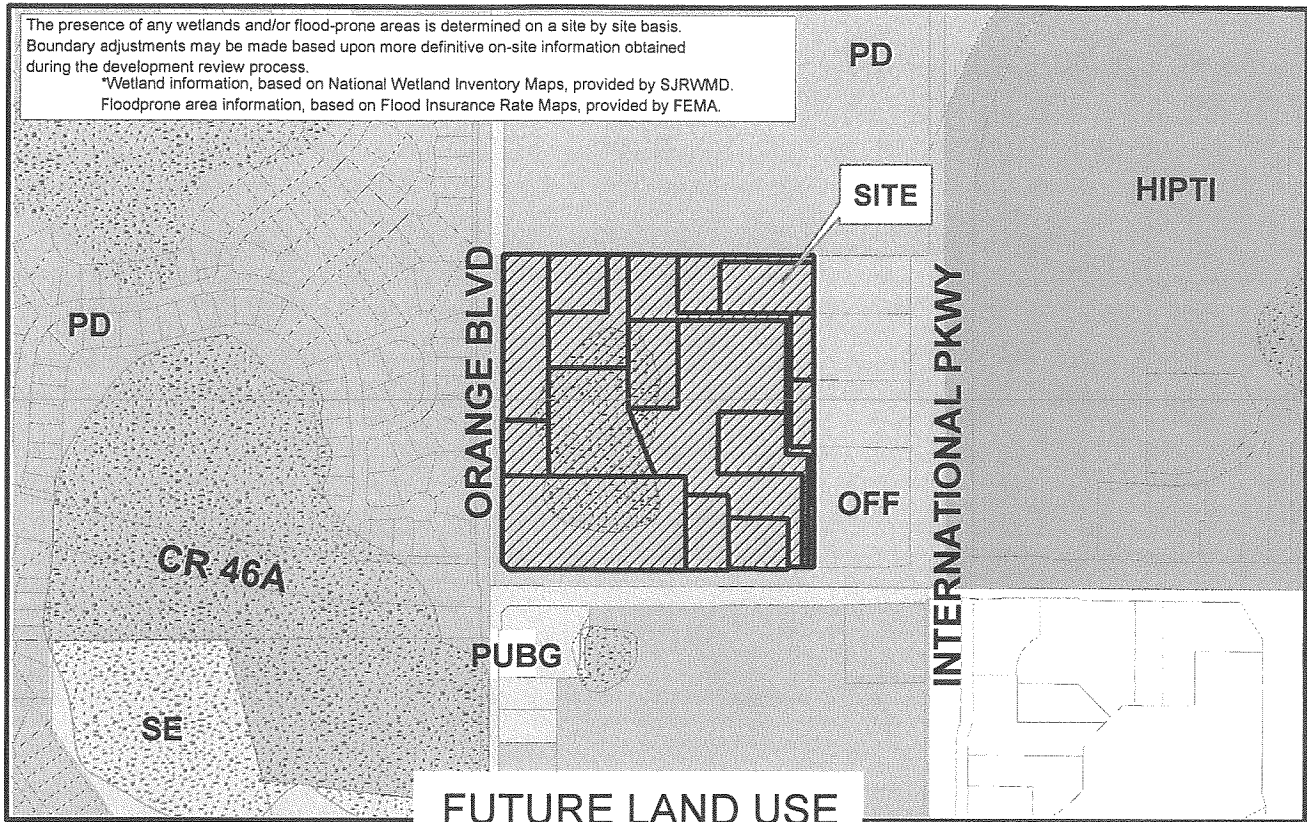
STAFF RECOMMENDATION:

Staff recommends APPROVAL and TRANSMITTAL of the requested Large Scale Land Use Amendment from Office to Planned Development and rezone from A-1 to PUD, and approval of the attached Preliminary Master Plan subject to the following conditions and the attached Development Order:

- a. The residential portion of the project shall be developed at a maximum density of 20.25 units per net buildable acre or a maximum of 320 dwelling units.
- b. The retail/office portion of the project shall be developed with a maximum of 19,500 square feet of retail/office space.
- c. A minimum of twenty-five (25) percent of the project area must be designated as open space per the requirements of the Land Development Code. Wet retention areas to be counted as open space shall be amenitized in accordance with the design criteria of Section 30.1344 of the Land Development Code. The applicant shall demonstrate on the Final PUD Master Plan that the open space requirements have been met.
- d. The first row of structures adjacent to Orange Boulevard or the structures within the first 120 feet adjacent to Orange Boulevard, whichever is greater, shall be limited to two stories.
- e. The buffer adjacent to Orange Boulevard shall be a minimum of 25 feet in width, with a 6-foot masonry wall and a coordinated repetition of trees in compliance with the Seminole County Land Development Code on the Orange Boulevard side of the wall.
- f. Development greater than three (3) stories shall be restricted to the eastern half of the property.
- g. The following minimum building setbacks and landscape buffers shall apply from the exterior boundaries of the development:
 1. Front: 35 foot setback and 25 foot landscape buffer
 2. Rear: 35 foot setback and 15 foot landscape buffer
 3. Side: 35 foot setback and 15 foot landscape buffer.
- h. A minimum building setback of 15-feet and a minimum landscape buffer of 5-feet with a 6-foot masonry or brick wall shall apply between the retail/office and residential tracts.
- i. The following minimum building setbacks shall apply to the individual townhouse buildings:
 1. Front: 20 foot
 2. Rear: 20 foot
- j. The following minimum building setbacks shall apply to accessory structures associated with the townhouse units:
 1. Pools, and other accessory structures : Side - 5 foot, Rear – 5 foot
 2. Screen enclosures: Side - 3 foot, Rear – 3 foot

- k. The following minimum building setbacks shall apply to the individual condominium buildings:
 - 1. Front: 20 foot
 - 2. Rear: 10 foot
- l. The following building height limits shall apply:
 - 1. Town homes (1, 2, or 3-story) – maximum height 40 feet
 - 2. Condominiums (maximum 5-story) – maximum height 60 feet
 - 3. Office/Retail Uses – maximum height of 40 feet, including architectural features such as towers, spires, and cupolas. Anything proposed over 40 feet must have architectural renderings provided and must be approved by the Board of County Commissioners.
- m. Permitted uses for the retail portion shall be all permitted uses in the C-1 zoning district and special exception uses shall be those special exception uses in the C-1 (Retail Commercial) zoning district as outlined in the Seminole County Land Development Code, except that the following uses shall be prohibited: funeral homes, drive-throughs, gasoline pumps, communication towers, hospitals, nursing homes, and flea markets. Alcoholic beverage establishments shall be allowed by special exception only.
- n. Permitted uses for the residential portion shall be townhomes, condominiums, and home occupations.
- o. All signage shall comply with the Lake Mary Boulevard Gateway Corridor Overlay Standards.
- p. All landscape buffers and common areas shall be maintained by a homeowners association.
- q. The developer shall provide a pedestrian circulation system giving access to all portions of the development as well as connecting to existing sidewalks outside the development.
- r. The developer shall construct a 5-foot wide sidewalk along the east side of Orange Boulevard.
- s. Architectural renderings of the buildings shall be provided with the Final Master Plan.

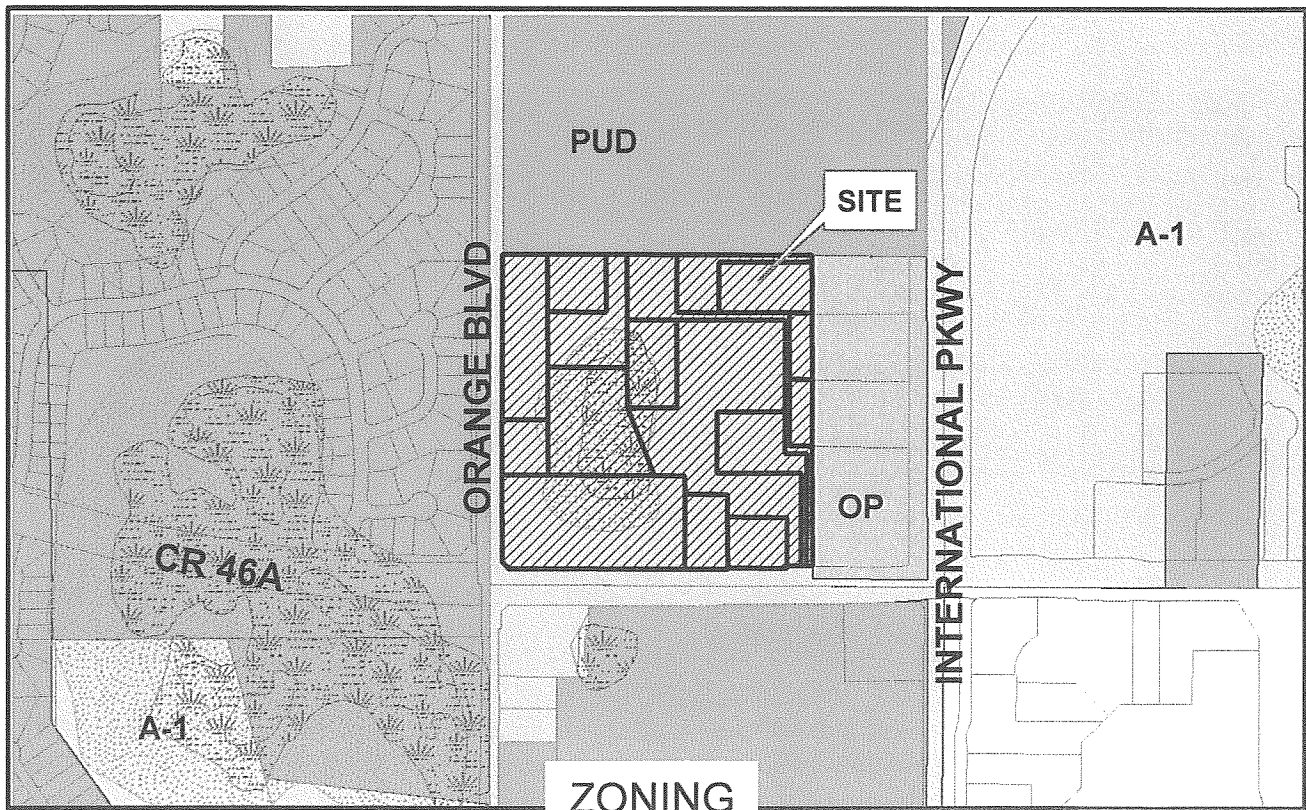
The presence of any wetlands and/or flood-prone areas is determined on a site by site basis. Boundary adjustments may be made based upon more definitive on-site information obtained during the development review process.
 *Wetland information, based on National Wetland Inventory Maps, provided by SJRWMD.
 Floodprone area information, based on Flood Insurance Rate Maps, provided by FEMA.



Site
 Municipality
 SE
 PD
 OFF
 HIPTI
 PUBG
 CONS

Applicant: Justin Pelloni
 Physical STR: part of 31-19-30
 Gross Acres: 27.2 BCC District: 5
 Existing Use: Vacant, Single Family, and Grazing Land
 Special Notes: None

	Amend/ Rezone#	From	To
FLU	04F.FLU03	OFF	PD
Zoning	Z2004-014	A-1	PUD



Site
 Municipality
 A-1
 OP
 PUD
 FP-1
 W-1



Amendment No: 04F.FLU03

From: OFF To: PD

Rezone No: Z2004-014

From: A-1 To: PUD

 Parcel

 Subject Property



February 1999 Color Aerials

Florence Arbor PUD Large Scale Land Use Amendment and Rezone Staff Report

Office to Planned Development (PD)		Amendment (Z2004-014, 04F.FLU03)
REQUEST		
APPLICANT	Justin Pelloni	
PLAN AMENDMENT	Office to Planned Development	
REZONING	A-1 (Agriculture District) to PUD (Planned Unit Development)	
APPROXIMATE GROSS ACRES	27.2	
LOCATION	Northeast corner of Orange Blvd. and C.R. 46A	
BCC DISTRICT	District 5 – Commissioner McLain	
RECOMMENDATIONS AND ACTIONS		
STAFF RECOMMENDATION	Staff recommends APPROVAL and TRANSMITTAL of the requested Large Scale Land Use Amendment, rezone, and Preliminary Master Plan subject to the attached Development Order.	

SITE DESCRIPTION

1. DEVELOPMENT TRENDS AND EXISTING AND PERMITTED USES: The future land use designation of Office, currently assigned to the subject property, permits general office and supporting uses such as schools and day care centers. The proposed higher density residential and office/retail uses are appropriate transitional uses between the single-family residential uses in the PUD to the west and the HIPTI future land use to the east.

Location	Future Land Use*	Zoning*	Existing Use
Subject Property	Office	A-1 (Agriculture District)	Vacant, Single-family residential
North	PD (Planned Development)	PUD	Multi-family
South	PD(Planned Development) , SE (Suburban Estates)	PUD, A-1 (Agriculture District)	Vacant
East	Office, HIP-TI	OP (Office Professional), A-1 (Agriculture District)	Vacant, Grazing Land, Commercial
West	PD (Planned Development)	PUD (Heathrow)	Single-family residential

❖ See enclosed future land use and zoning maps for more details.

COMPREHENSIVE PLAN CONSISTENCY

2. PLAN PROGRAMS - Plan policies address the continuance, expansion and initiation of new government service and facility programs, including, but not limited to, capital facility construction. Each application for a land use designation amendment will include a description and evaluation of any Plan programs (such as the effect on the timing/financing of these programs) that will be affected by the amendment if approved.

Summary of Program Impacts: The proposed amendment does not alter the options or long-range strategies for facility improvements or capacity additions included in the Support Documentation to the Vision 2020 Plan. The amendment request would not be in conflict with the Metroplan Orlando Plan or the Florida Department of Transportation's 5-Year Plan (Transportation Policy 14.1).

A. **Traffic Circulation - Consistency with Future Land Use Element:** *In terms of all development proposals, the County shall impose a linkage between the Future Land Use Element, Design Element and the Transportation Element and all land development activities shall be consistent with the adopted Future Land Use Element and adopted Design Element (Transportation Policy 2.1).*

Access to the subject property is via C.R. 46A, which is classified as a collector road with a Level of Service "A". The adopted Level of Service standard on this section of the road is "E".

B. **Water and Sewer Service – Adopted Potable Water and Sanitary Sewer Service Area Maps:**

The subject property is located within the Seminole County water and sewer service areas. Water, sewer and reclaimed water services are available to the site.

C. **Public Safety – Adopted Level of Service:** *The County shall maintain adopted levels of service for fire protection and rescue...as an average response time of five minutes (Public Safety Policy 2.1).*

The property is served by the Seminole County EMS/Fire Station #36. Response time to the site is less than 5 minutes, which meets the County's average response time standard of 5 minutes.

3. REGULATIONS - The policies of the Plan also contain general regulatory guidelines and requirements for managing growth and protecting the environment. These guidelines will be used to evaluate the overall consistency of the land use amendment with the Vision 2020 Plan, but are not applied in detail at this stage.

A. **Preliminary Development Orders: Capacity Determination:** *For preliminary development orders and for final development orders, under which no development activity impacting public facilities may ensue, the capacity of Category I and Category III public facilities shall be determined as follows...No rights to obtain final development orders under which development activity impacting public facilities may ensue, or to obtain development permits, nor any other rights to develop the subject property shall be deemed to have been granted or implied by the County's approval of the development order without a determination having previously been made that the capacity of public facilities will be available in accordance with law (Implementation Policies 2.3 and 2.4).*

A review of the availability of public facilities to serve this property indicates that adequate public facilities either exist or could be made available. By virtue of this determination, the proposed Plan amendment would create no adverse impacts to public facilities.

B. Flood Plain and Wetlands Areas - Flood Plain Protection and Wetlands Protection:

The County shall implement the Conservation land use designation through the regulation of development consistent with the Flood Prone (FP-1) and Wetlands (W-1) Overlay Zoning classifications...(Policy FLU 1.2 and 1.3).

The site contains approximately 3.33 acres of wetlands and a portion of the site is located within the 100-year floodplain. A wetlands mitigation plan shall be required prior to final engineering approval for any proposed development on the subject property.

C. Protection of Endangered and Threatened Wildlife: *The County shall continue to require, as part of the Development Review Process, proposed development to coordinate those processes with all appropriate agencies and comply with the US Fish and Wildlife Service and the Florida Fish and Wildlife Conservation Commission Rules as well as other applicable Federal and State Laws regarding protection of endangered and threatened wildlife prior to development approval (Conservation Policy 3.13).*

A threatened and endangered species report shall be required prior to final engineering approval for any proposed development on the subject property.

4. DEVELOPMENT POLICIES - Additional criteria and standards are also included in the Plan that describes when, where and how development is to occur. Plan development policies will be used to evaluate the appropriateness of the use, intensity, location, and timing of the proposed amendment.

A. Compatibility: When the County's Future Land Use Map (FLUM) was developed in 1987, land use compatibility issues were evaluated and ultimately defined through a community meeting/hearing process that involved substantial public comment and input. When amendments are proposed to the FLUM, however, staff makes an initial evaluation of compatibility, prior to public input and comment, based upon a set of professional standards that include, but are not limited to criteria such as: (a) long standing community development patterns; (b) previous policy direction from the Board of County Commissioners; (c) other planning principles articulated in the Vision 2020 Plan (e.g., appropriate transitioning of land uses, protection of neighborhoods, protection of the environment, protection of private property rights, no creation of new strip commercial developments through plan amendments, etc.).

Based upon an initial evaluation, the proposed PD land use, with the attendant PUD Preliminary Master Plan, would be compatible with the PUD land use designations to the north, west and south, and the HIP-TI land use designation to the east. With a mixture of retail and office uses, and high density residential at 20.25 units per net buildable acre, the request would represent a transition of land use intensity between the LDR properties to the west and large areas of commercial and other nonresidential development to the east. High density residential and retail/office are permitted adjacent to existing subdivisions, in order to function as a buffer from existing and future target industry development. The single family development to the west should not be greatly affected by the current proposal if adequate design features, such as architecture, walls, landscaping, setbacks and lighting controls are in place.

Applicable Plan policies include, but are not limited to, the following:

Transitional Land Uses: *The County shall evaluate plan amendments to insure that transitional land uses are provided as a buffer between residential and non-residential uses, between varying intensities of residential uses, and in managing the redevelopment of areas no longer appropriate as viable residential areas. "Exhibit FLU: Appropriate Transitional Land Uses" is to be used in determining appropriate transitional uses. (Policy FLU 2.5)*

Although the applicant has requested a Planned Development (PD) land use designation, proposed density and housing types for the subject property are equivalent to High Density Residential (HDR). "Exhibit FLU: Appropriate Transitional Land Uses" indicates that HDR can be an appropriate transitional use adjacent to Low Density Residential (LDR), if the site is designed with appropriate buffers, lot sizes, and other design standards. The proposed retail/office component of this project would be separated and buffered from the single-family residential to the west by the proposed high-density residential development. The proposed retail and office would be compatible with permitted uses on adjacent HIP-TI lands to the east.

Design Principles: *The County will encourage development in corridors and centers based on the following principles (Policy DES 4.2):*

- *Mixed-use centers should be designed with universal blocks, i.e. blocks with standard dimensions that accommodate several different types of uses, to enable re-use over time through infill, redevelopment and intensification.*
- *Mixed-use developments shall have integrated infrastructure, vertical and/or horizontal integration of different land uses and coordinated access.*
- *Mixed-use corridors and centers should promote development planning that encourage site plans to anticipate infill development with future building sites, structured parking, and the flexibility to intensify the site later when the market grows.*

Other applicable plan policies include, but are not limited to:

FLU 2.1 Subdivision Standards.

FLU 4.2 Infill Development

FLU 5.5: Water and Sewer Service Expansion

FLU 2.11 Determination of Compatibility in PUD and PCD Zoning Classifications

B. Concurrency Review - Application to New Development: *For purposes of approving new development subsequent to adoption of this Comprehensive Plan, all adopted public facilities level of service standards and schedules of capital improvements...shall be applied*

and evaluated...consistent with policies of the Implementation Element... (Capital Improvements Policy 3.2).

This policy provides for the adoption of level of service (LOS) standards for public facilities and requires that final development orders be issued only if public facilities meeting the adopted LOS are available or will be available concurrent with the impacts of development. Additionally, preliminary development orders shall only be issued with the condition that no rights to obtain final development orders or development permits, nor any other rights to develop the subject property are granted or implied by the County's approval of the preliminary development order.

5. SCHOOL IMPACTS – The proposed project will be served by the Northwest Cluster for elementary schools (Wilson, Bentley, Idyllwild, and Wicklow), Sanford Middle School and Seminole High School. The proposed residential units will generate an estimated thirty-seven elementary school students, seventeen middle school students, and nineteen high school students. A statement by Dianne Kramer of the Seminole County School System is attached.

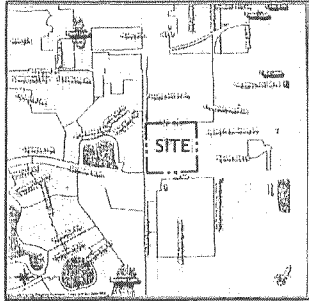
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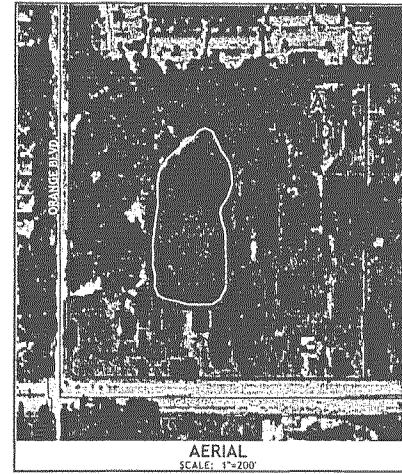
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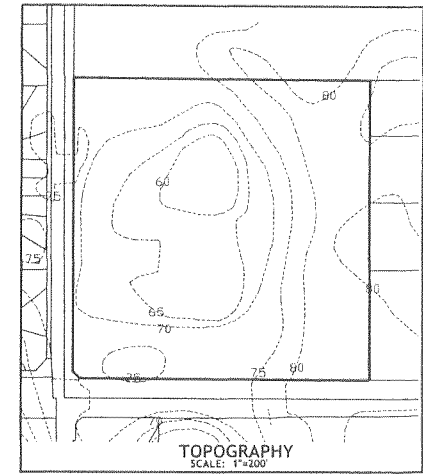


VICINITY MAP

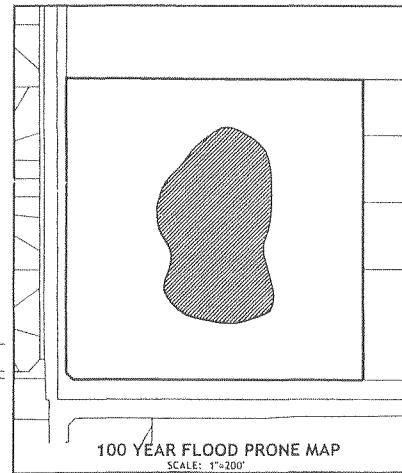
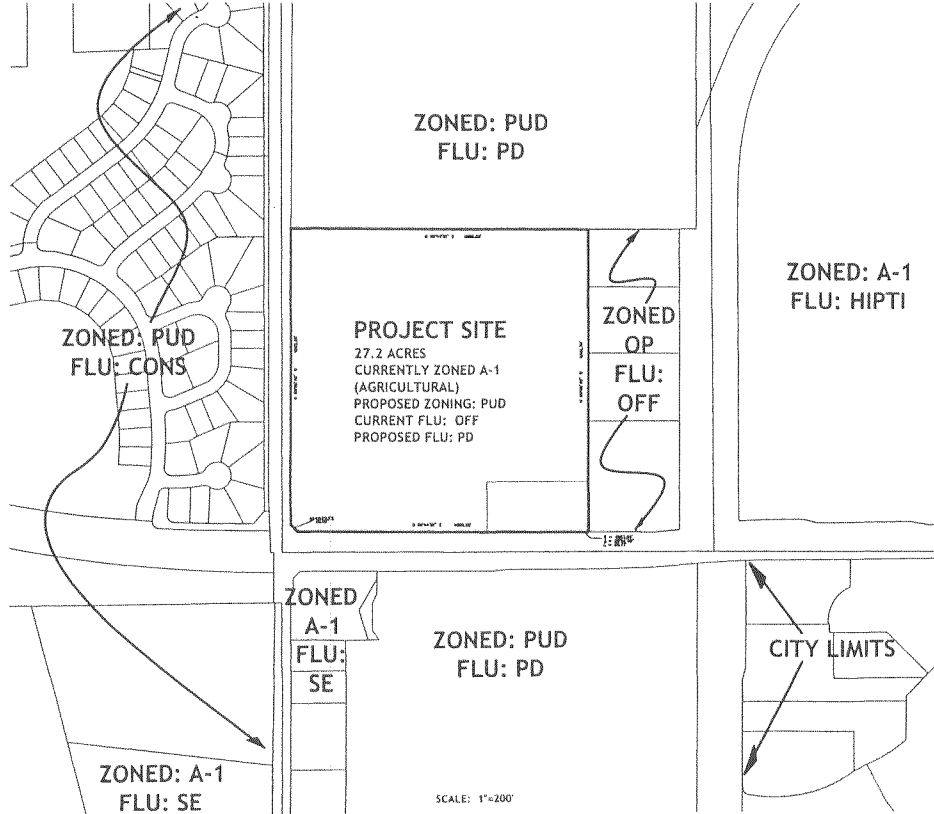
DEVELOPMENT SUMMARY			
LAND USE	ACREAGE	UNITS/SF	DENSITY/FAR
TOWNHOMES/ CONDOMINIUMS	25.7	320	12.5 DU/AC
OFFICE/RETAIL	1.5	19,500	.3 FAR
TOTAL	27.2		



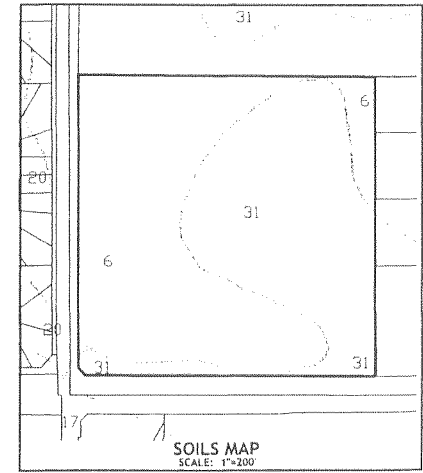
AERIAL
SCALE: 1"=200'



TOPOGRAPHY
SCALE: 1"=200'



100 YEAR FLOOD PRONE MAP
SCALE: 1"=200'



SOILS MAP
SCALE: 1"=200'

LEGEND

- 100 Year Flood Prone Area
- Topography
- Soils line

- 6 Astatula-Apopka fine sands, 0 to 5 percent slopes
 - 20 Myakka and Eau Gallie fine sands
 - 31 Tavares-Millhopper fine sands, 0 to 5 percent slopes
- Source: Seminole County GIS Data



Drawn by: C. VASILEVSKI, Civil Engineer, License No. 13,100, State of Florida. Date: 4/30/04. Project: FLORENCE ARBOR PUD, PELLONI DEVELOPMENT CORP., SECTION 31, TOWNSHIP 19S, RANGE 30E, SEMINOLE COUNTY, FLORIDA. Scale: 1 inch = 200 feet. This drawing is prepared for the purpose of showing the proposed development and is not to be used for any other purpose without the written consent of the engineer. The engineer assumes no responsibility for the accuracy of the information provided by the client or for the results of the use of this drawing for any purpose other than that for which it was prepared.

SCALE: AS NOTED DESIGNED BY: JMB DRAWN BY: JMB/JV CHECKED BY: JAM		Kimley-Horn and Associates, Inc. 3800 WASHINGTON BLVD. SUITE 200 ORLANDO, FL 32819 (407) 881-1511 FIDIC No. 100		DATE: 4/30/04 PROJECT NO: 049258002		FLORENCE ARBOR PUD PELLONI DEVELOPMENT CORP. SECTION 31, TOWNSHIP 19S, RANGE 30E SEMINOLE COUNTY, FLORIDA		DESIGN ENGINEER: JONATHAN A. MARTIN FLORENCE REGISTRATION NUMBER: 54055 SEAL		PRELIMINARY MASTER PLAN		SHEET NUMBER: 1 of 2	
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SEMINOLE COUNTY DEVELOPMENT ORDER

On October 26, 2004, Seminole County issued this Development Order relating to and touching and concerning the following described property:

Legal description attached as Exhibit A.

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

FINDINGS OF FACT

Property Owner: Pelloni Development Corporation
725 Primera Boulevard, Suite 130
Lake Mary, FL 32746

Project Name: Florence Arbor PUD

Requested Development Approval: Rezoning from A-1 (Agriculture District) to PUD
(Planned Unit Development)

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Tina Deater, Senior Planner
1101 East First Street
Sanford, Florida 32771

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

(1) The aforementioned application for development approval is GRANTED.

(2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

(3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

- a. The residential portion of the project shall be developed at a maximum density of 20.25 units per net buildable acre or a maximum of 320 dwelling units.
- b. The retail/office portion of the project shall be developed with a maximum of 19,500 square feet of retail/office space.
- c. A minimum of twenty-five (25) percent of the project area must be designated as open space per the requirements of the Land Development Code. Wet retention areas to be counted as open space shall be amenitized in accordance with the design criteria of Section 30.1344 of the Land Development Code. The applicant shall demonstrate on the Final PUD Master Plan that the open space requirements have been met.
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- r. The developer shall construct a 5-foot wide sidewalk along the east side of Orange Boulevard.
- s. Architectural renderings of the buildings shall be provided with the Final Master Plan.

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: _____
Daryl G. McLain
Chairman, Board of County Commissioners

OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, Pelloni Development Corporation, on behalf of itself and its heirs agents, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

Witness

Justin Pelloni, President of Pelloni
Development Corporation

Print Name

Witness

Print Name _____

STATE OF FLORIDA)

COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Justin Pelloni, President of Pelloni Development Corporation, who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument and sworn an oath.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2004.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

EXHIBIT A LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 31; THENCE RUN S89°44'51"E ALONG THE SOUTH LINE OF THE SAID SOUTHWEST 1/4 OF SECTION 31 A DISTANCE OF 40.00 FEET; THENCE RUN N00°02'42"W A DISTANCE OF 85.04 FEET TO THE POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD (STATE ROAD 46A) AS DESCRIBED IN OFFICIAL RECORDS BOOK 3162, PAGE 893 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND THE EAST RIGHT-OF-WAY LINE OF ORANGE BOULEVARD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE RUN ALONG SAID NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD, S44°55'03"E A DISTANCE OF 35.49; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD, S89°44'51"E A DISTANCE OF 1005.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 4523.66 FEET, THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE AND THE SAID NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD, THROUGH A CENTRAL ANGLE OF 00°44'40", AN ARC DISTANCE OF 58.77 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE OF PAOLA ROAD, RUN N00°02'42"W, A DISTANCE OF 1086.70 FEET TO THE NORTH LINE OF THE SOUTH 17.39 CHAINS OF THE AFORESAID SOUTHWEST 1/4 OF SECTION 31; THENCE RUN ALONG SAID NORTH LINE N89°44'51"W A DISTANCE OF 1089.80 FEET TO THE EAST RIGHT-OF-WAY LINE OF ORANGE BOULEVARD, SAID EAST RIGHT-OF-WAY LINE BEING 40.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE AFORESAID SOUTHWEST 1/4 OF SECTION 31; THENCE RUN S00°02'42"E ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1062.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.19 ACRES MORE OR LESS.

AN ORDINANCE AMENDING, PURSUANT TO THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY, THE ZONING CLASSIFICATIONS ASSIGNED TO CERTAIN PROPERTY LOCATED IN SEMINOLE COUNTY (LENGTHY LEGAL DESCRIPTION ATTACHED AS EXHIBIT A); ASSIGNING CERTAIN PROPERTY CURRENTLY ASSIGNED THE A-1 ZONING CLASSIFICATION THE PUD ZONING CLASSIFICATION; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

Section 1. LEGISLATIVE FINDINGS.

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the documents titled, "Florence Arbor PUD Large Scale Land Use Amendment and Rezone Staff Report"

(b) The Board hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

Section 2. REZONINGS. The zoning classification assigned to the following described property is changed from A-1 to PUD:

SEE ATTACHED EXHIBIT A

Section 3. CODIFICATION. It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall not be codified.

Section 4. SEVERABILITY. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

Section 5. EFFECTIVE DATE.

A certified copy of this Ordinance shall be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes. This Ordinance shall become effective upon filing this order by the Department and recording of Development Order #04-23000002 in the official land records of Seminole County.

ENACTED this 26th day of October, 2004.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
Daryl G. McLain
Chairman

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CONTAINING 27.19 ACRES MORE OR LESS.



Dianne_Kramer@scps.k12.fl.us

05/18/2004 09:46 AM

To: TDeater@seminolecountyfl.gov
cc: Board-Members_DL/scps_esc@mail.scps.k12.fl.us
Subject: RE: Large Scale Land Use Amendments

Even though there are only 320 condos/townhomes, we are very much opposed to any change of land use that converts office, commercial, or industrial land use designations to designations that include residential land uses. The area that you have described for Florence Arbor is served by the Northwest Cluster for elementary schools (Wilson, Bentley, Idyllwilde, and Wicklow); Sanford Middle School; and Seminole High School. All of these schools are currently over capacity. Classroom additions at Wilson and Bentley will open in August 2005 and a new middle school next to Heathrow Elementary will open in August 2006. High School attendance zones will be revised this year to create an attendance zone for Hagerty High School that opens in the Oviedo area in August 2005. Additions and renovations at Seminole High School are currently in progress. No other improvements are planned for the area surrounding Florence Arbor, and the current plans will accommodate only the current population and the previously approved residential development.

The Celery Estates South project will have minimal impact, but it is also located in an area where all of the schools are over capacity. It would be served by the Northeast Cluster (Midway, Hamilton, and Pine Crest) for elementary schools; Millennium Middle School; and Seminole High School. A new Midway Elementary School will be built on 20th Street between Brisson and Sipes Ave. That school should be open by August 2006.

Please let me know if you need additional information. Thanks.

Dianne L. Kramer, Deputy Supt./Operations
Seminole County Public Schools
407.320.0060 direct line
407.320.0292 FAX

[<mailto:dianne_kramer@scps.k12.fl.us>](mailto:dianne_kramer@scps.k12.fl.us)

-----Original Message-----

From: TDeater [mailto:TDeater@seminolecountyfl.gov]

Sent: Tuesday, May 18, 2004 9:15 AM

To: Dianne Kramer

Subject: Large Scale Land Use Amendments

Hello,

I am working on staff reports for two Large Scale Land Use Amendments and rezones that will be heard by the Planning and Zoning Board on 6/2/04 and the BCC on 7/13/04. I wanted to get some information about school impacts prior to finishing the reports. Here is the information about the two cases:

Florence Arbor Rezone; Justin Pelloni, applicant; approximately 27.2 acres; Large Scale Land Use Amendment from Office to Planned Development and rezone from A-1 (Agriculture) to PUD (Planned Unit Development) for a